

4132  
NATIONAL PARK SERVICE  
STATE REVIEW SHEET  
Historic Preservation Certification Application--Part I

B-4132

Property: 684 WASHINGTON BLVD., BALTIMORE, MARYLAND

Historic District: RIDGELY'S DELIGHT

6-9-86 date initial application received by State

6-13-86 date additional information

7-29-86 date complete information received by State

7-2-86 requested by State

date of this transmittal to NPS

Inspection of property by State staff? no ☒ yes date: 12-4-86

☒ There is adequate documentation enclosed to evaluate the historic character and integrity of this property.

☐ There is insufficient documentation to evaluate the property adequately. The application is missing the following items: \_\_\_\_\_

Reasonable efforts, described below, have been made to obtain this information. Copies of the information requests are enclosed.

1

This property involves:

☐ Extensive loss of historic fabric

☐ Substantial alterations over time

☐ Preliminary determination of listing  
for district

☒ for individual property

**DETERMINATION OF SIGNIFICANCE  
TO DISTRICT**

☐ Obscured or covered elevation(s)

☐ Moved property

☐ State recommendation inconsistent  
with NR documentation

☐ Recommendation different than the  
applicant's request

Complete one section below as appropriate.

(1) ☒ The property ☒ contributes ☐ does not contribute to the historic significance of this district in:

☒ location ☒ design ☒ setting ☒ materials ☒ workmanship ☒ feeling and association

Property is mentioned in the NR documentation in Section     , page     .

(2) ☐ For properties less than 50 years old:

☐ the historical merits of the district (the periods and areas of significance) are documented in the National Register nomination form or district documentation on file as less than 50 years old, justifying the certification of this property's contribution.

☐ the strong historical or architectural merit of this property as described in the National Register nomination form or district documentation on file justifies its certification as contributing.

☐ there is insufficient justification to consider this property contributing to the district on the basis of its individual architectural or historical merits or the significance of the district does not extend up to and including the latest 50 year period.

Briefly explain how Standard (3) applies to this property's individual merits or its significance in relationship to the significant qualities and characteristics of the district.

(3) For preliminary determinations:

A. The status of the nomination for the property/historic district:

☐ Nomination has already been submitted to State review board, and if reviewed by the board, nomination will be forwarded to the NPS within a reasonable period of time. (Draft nomination is enclosed.)

☐ Nomination was submitted to the NPS on                     .

☐ Nomination will be submitted to the State review board within twelve months.

☐ Nomination process likely will be completed within thirty months.

☐ Other; explain:                     

B. Evaluation of the property:

☐ Property      is individually eligible and meets National Register Criteria for Evaluation

☐ Property is located within a potential registered district that meets National Register Criteria for Evaluation

☐ A ☐ B ☐ C ☐ D Exceptions:

(4) The property is located in a registered district, is outside the period(s) and/or area(s) of significance as documented in the NR nomination and:

☐ appears to contribute to the expanded significance of the district. Enclosed is the revised nomination documentation.

☐ does not appear to contribute to the period(s) and/or area(s) of significance of the district.

3

Complete sections below for all properties:

Description of district including the period(s) and area(s) of significance as described in the National Register documentation or documentation on file (except for preliminary determination of individual listing).

THE RIDGELY'S DELIGHT HISTORIC DISTRICT REPRESENTS A SUBSTANTIAL AND WELL PRESERVED FRAGMENT OF THE LARGE NEIGHBORHOODS WHICH DEVELOPED DURING THE EARLY 19TH CENTURY. STRUCTURES RANGE FROM 2 TO 2½ STORY, LATE FEDERAL HOUSES TO THE MORE SUBSTANTIAL 3 STORY CORNICED ITALIANATE VERSIONS.

Period(s) of significance: EARLY TO MID 19TH CENT. Section     , page 16.

Description of the property documenting current condition. THIS PROPERTY CONSISTS OF AN ORIGINAL 3 STORY BRICK RESIDENCE, C. 1870, SET BACK FROM THE STREET 22 FEET, WITH A ONE STORY STONE AND BRICK BANK ADDITION BUILT APPROXIMATELY 1926 FILLING THE SET BACK SPACE. THERE IS ALSO A TWO STORY BRICK ADDITION AT THE REAR, BUILT C. 1910. ALL OF THE FEATURES DESCRIBED ABOVE ARE IN REPAIRABLE CONDITION. THE INTERIOR OF THE ONE STORY BANK PORTION HAS BEEN ALTERED TO A NON-DESCRIPT INTERIOR. THE ORIGINAL ~~STRUCTURE~~ CONDITION IS UNKNOWN. THE FIRST FLOOR PORTION OF THE ORIGINAL ~~STRUCTURE~~ WAS ALTERED TO BECOME PART OF THE BANK, DATE UNKNOWN. (CONT.)

Retains sufficient integrity? ☒ Yes ☐ No

IN THE DISCUSSION OF SIGNIFICANCE THERE ARE TWO ISSUES STATEMENT OF SIGNIFICANCE OF THE PROPERTY TO ESTABLISH. THE FIRST IS THE APPROPRIATENESS OF THE ORIGINAL STRUCTURES SET-BACK FROM THE STREET. ON WASHINGTON BLVD. THERE IS A PREDOMINANCE OF STRUCTURES CONSTRUCTED AT THE SIDEWALKS EDGE. THERE ARE, HOWEVER, FIVE ORIGINAL STRUCTURES THAT WERE SET BACK FROM THE STREET A DISTANCE OF 25 FEET. THESE SET BACK FACADES LEND A CHARACTER TO THE STREET THAT GIVES IT A DISTINCTIVE SENSE OF PLACE, UNLIKE THE MORE COMMON MASSING OF FACADES ALONG THE SIDEWALKS EDGE. IT IS THEREFORE AN APPROPRIATE SITING OF THE ORIGINAL STRUCTURE. THE SECOND ISSUE IS THE BANK FACADE IN THIS BLOCK. THE NEIGHBORHOOD WAS CONSTRUCTED AS A PRIMARILY RESIDENTIAL STREET WITH COMMERCIAL CONVERSION OF THE FIRST FLOORS OVER TIME. (CONT.)

#### State Official Recommendation:

4

This application for the above-named property has been reviewed by MICHAEL DAY, a professionally qualified architect, architectural historian, or historian on my staff.

☒ The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for the purpose of rehabilitation.

☐ The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for a charitable contribution for conservation purposed in accordance with the Tax Treatment Extension Act of 1980.

☐ The property does not contribute to the significance of the above-named district.

☐ The property appears to meet the National Register Criteria for Evaluation and will likely be nominated.

☐ The property does not appear to meet the National Register Criteria for Evaluation and will not be nominated.

☐ The property appears to contribute to the significance of a:

☐ potential historic district which appears to meet the National Register Criteria

For Evaluation and will likely be nominated.

☐ registered historic district but is outside the period(s) and area(s) of significance as documented in the National Register nomination or district documentation on file with the NPS. Revised nomination or district documentation is enclosed.

☐ The property should be denied a preliminary determination that it could qualify as a certified historic structure.

☐ Insufficient documentation has been provided to evaluate the structure.

☐ Detailed NPS review recommended ☐ Precedent setting case ☐ Forwarded without recommendation

Date: 8-25-86

State Official Signature: 

Part I - Description of Property (cont.)

The interiors on the second and third floor of the original structure are for the most part intact with some areas of paneling added. All windows are in a deteriorated condition, most beyond repair. Otherwise the interior retains most of its significant features, (ie., mantels, window and door trim, etc.), all in repairable condition.

Part I - Statement of Significance (cont.)

There are a cluster of store fronts on the structures as one approaches Fremont Avenue. These represent a wide variety of styles from Victorian to Neo-Classical. The addition of the bank front at 684 Washington Blvd. is therefore, in character at the street elevation and is a significant contribution in the continuation of the commercial facades.

Rev. 3/84  
**RECEIVED**

## NATIONAL PARK SERVICE

# HISTORIC PRESERVATION CERTIFICATION APPLICATION

## PART 1 - EVALUATION OF SIGNIFICANCE

JUN 9 1986

B-4132

MARYLAND HISTORICAL  
TRUST

NPS Office Use Only

Project Number:

Instructions: Read the instructions carefully before completing application. No certification will be made unless a completed application form has been received. Use typewriter or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets.

## 1. Name of property:

Address of property: 684 Washington Blvd.City Baltimore County \_\_\_\_\_ State Md. Zip Code 21230Name of historic district: Ridgely s Delight
☒ National Register district
 ☐ certified state or local district
 ☐ potential historic district

## 2. Check nature of request:

- ☒ certification that the building contributes to the significance of the above-named historic district for the purpose of rehabilitation.
- ☐ certification that the structure or building and, where appropriate, the land area on which such a structure or building is located contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
- ☐ certification that the building does not contribute to the significance of the above-named district.
- ☐ preliminary determination for individual listing in the National Register.
- ☐ preliminary determination that a building located within a potential historic district contributes to the significance of the district.
- ☐ preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

## 3. Authorized project contact:

Name Edwin N. Stretch Title ConsultantStreet 137 Welcome Alley City BaltimoreState Maryland Zip 21201 Telephone Number (during day): 301 539 3142

## 4. Owner:

Name K & M Partnership, Inc.Street 801 Light Street City BaltimoreState Maryland Zip 21230 Telephone Number (during day): 301 962 0478

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the above-named property.

Owner's Signature by Edwin N. Stretch Date 4-20-86Social Security Number or Taxpayer Identification Number [REDACTED]

## NPS Office Use Only

The National Park Service has reviewed the "Historic Preservation Certification Application - Part 1" for the above-named property and hereby determines that the property:

- ☐ contributes to the significance of the above-named district and is a "certified historic structure" for the purpose of rehabilitation.
- ☐ contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.
- ☐ does not contribute to the significance of the above-named district.

## Preliminary Determinations:

- ☐ appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
- ☐ does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
- ☐ appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
- ☐ appears to contribute to the significance of a registered historic district but is outside the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS.
- ☐ does not appear to qualify as a certified historic structure.

Date

National Park Service Authorized Signature

National Park Service Office



HISTORIC PRESERVATION  
CERTIFICATION APPLICATION-  
PART 1

NPS Office Use Only

Property Name

684 Washington Blvd.

Property Address

K & M Partnership

Owner Name/Social Security or Taxpayer ID Number

Project Number:

B-4132

5. Description of physical appearance:

The Property consists of an original (3) story brick residence c.1870 , with a (2) story brick addition at the rear c.1910 and a (1) story masonry addition at the front. The front facade consists of two parts; the (1) story bank facade and the 2nd and 3rd story facade of the original structure. The bank facade is stone and brick in the original having been modernized in the 1940 s with aluminum and glass infill . The facade consists of (4) stone engaged columns centered on light colored brick piers. The columns support a stone entablature. The center and wider of the three bays thus created, contains a centered door with flanking side lights. Both the door and side lights are glass with aluminum frames and there is a horizontal band of aluminum above the three openings. The (2) bays flanking the center contain fixed light windows. These are also framed in aluminum with bands of aluminum above and below.

The front facade is continued in the second and third story by the original brick facade . This is set-back 22 ft. from the front. This simple (2) bay (2) story facade is comprised of 1/1 wood double-hung windows having jack arches and wood sills. The facade is topped by a simple brick cornice.

The rear facade is also in two planes with a (2) story brick facade projecting 14 ft. beyond the third floor facade of the original structure. The (2) story facade consists of a door to the left on the first floor and a window (1/1 wood double-hung) just right of center on the second floor. The exposed third story facade of the original structure consists of (2) bays each consisting of a 1/1 wood double-hung window.

These windows match the front with jack arches and brick sills. Also evident on the rear facade is the side

Date of Construction: c.1870

Source of Date: PEALE MUSEUM AND LAND RECORDS

Date(s) of Alteration(st. 1910 to 1926

Has building been moved? ☐ yes ☒ no. If so, when?

6. Statement of significance:

In the discussion of significance there are two issues to establish.

The first is the appropriateness of the original structure's set-back from the street.

On Washington Boulevard there a predominance of structures constructed at the sidewalk s edge.

There are, however, five original structures that were set-back from the street a distance of 25 ft.

These set-back facades lend a character to the street that give it a distinctive sense of place, unlike the more common massing of facades along the sidewalk's edge. It is therefore, an appropriate siting of the original structure.

The second issue is the bank facade of this block. The neighborhood was probably constructed as a primarily residential street with commercial conversion of the first floors, over time. There are a cluster of store fronts on the structures as one approaches Fremont Avenue. These represent a wide variety of styles from victorian to neo-classical. The addition of the store front at 684 is therefore, in character at the street elevation and is a significant contribution in the continuation of the commercial facades.

7. Photographs and maps.

Attach photographs and maps to application.

Continuation sheets attached: ☒ yes ☐ no

CONTINUATION SHEET

Historic Preservation  
Certification Application

NPS Office Use Only

Property Name  
684 Washington Blvd.  
Property Address  
K & M Partnership  
Owner Name/Social Security or Taxpayer ID Number

Project Number:

B-4132

This sheet: ☒ continues Part 1 ☐ continues Part 2 ☐ amends Project.

NPS Project Number: \_\_\_\_\_

5. Continued...

of an Oriel Window. This frame construction projects from the side of the (2) story addition with its side in the same plane as the rear facade. The roof lines of both the (3) story original structure and the (2) story addition are "shed" style and slope from the right to left at a similar angle.

The side facade consists of a portion of the (3) story original and the (2) story addition. The section of the original structure is set (3) feet of the side property line on the east. The second and third floor elevations of this section are original with (2) bays on the third floor and three bays on the second floor. Both second and third floor openings contained 6/6 light double-hung wood windows. The first floor of this section is partially obscured by part of the (1) story front addition. There is one bay on the first floor that was previously altered to contain a "greenhouse" window and door. This opening has a steel beam as a lintel above.

The side of the (2) story addition has a single window Oriel on the second floor and a contemporary awning window on the first floor toward the rear. The Oriel is clearly original to the construction of the addition while the awning window has been added within the last 10 years.

This (2) story addition, like the original was constructed 3 ft. off the east property line. The entire structure is built to the line on the west side.

Owner's Signature

*K & M Partnership*  
*by Gene M. Murray*

Date 4/12/86

NPS Office Use Only

- ☐ The National Park Service has determined that these project amendments meet the Secretary of the Interior's "Standards for Rehabilitation."
- ☐ The National Park Service has determined that these project amendments do not meet the Secretary of the Interior's "Standards for Rehabilitation."

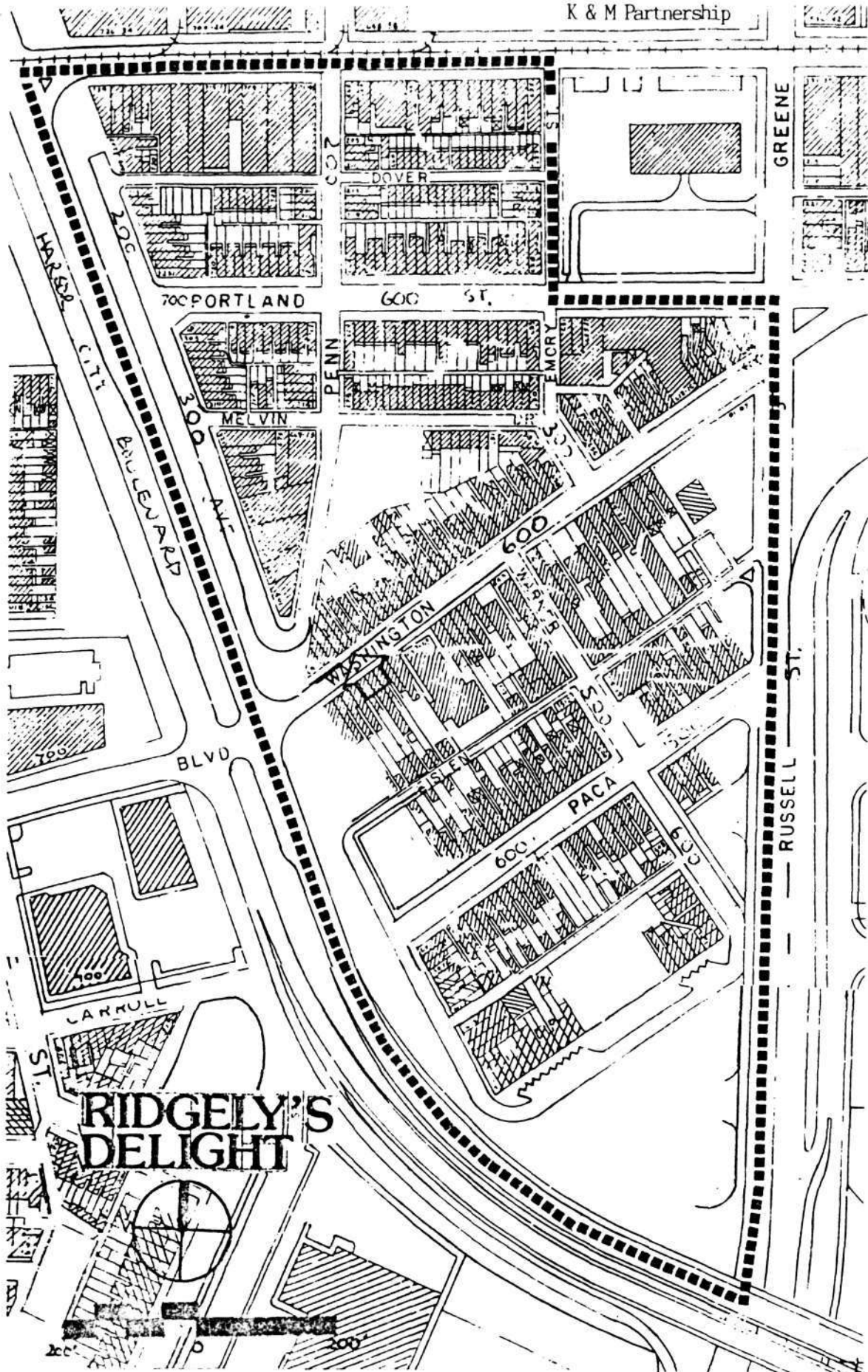
Date

National Park Service Authorized Signature

National Park Service Office

April 1986

684 Washington Boulevard  
Baltimore, Maryland  
K & M Partnership



RIDGELY'S DELIGHT BALTIMORE CITY HISTORIC DISTRICT 10/19/79  
RIDGELY'S DELIGHT NATIONAL REGISTER HISTORIC DISTRICT 6/6/80

684 WASHINGTON BOULEVARD,  
BALTIMORE, MARYLAND

B-4132